

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 14, 1970

Appeal No. 10288 Raymond P. Rocca, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 20, 1970.

EFFECTIVE DATE OF ORDER - August 13, 1971

ORDERED:

That the appeal for permission to extend existing accessory parking lot for C and P Telephone Company to include lot 815, Square 1043, at 520 13th Street, S. E. be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is an unimproved lot.
3. Appellant proposes to extend existing accessory parking lot for C and P Telephone Company approved in Board of Zoning Adjustment Appeal No. 7908 to include lot 815.
4. Appellant alleged that the proposed parking lot would be used by C and P employees during the day.
5. The Department of Highways and Traffic offered no objection to the granting of this appeal.
6. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the extension of this accessory parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that

Appeal No. 10288  
Page 2  
August 13, 1971

the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following condition:

a. That a covenant be provided to run with land.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.